Agenda – Council – June 25, 2026

Report – Standing Policy Committee on Property and Development – June 11, 2026

Item No. 3 Verbal Report on the Pilot Project for Narrow Lots in the Sage Creek Neighbourhood

STANDING COMMITTEE RECOMMENDATION:

On June 16, 2026, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the following to Council:

1. That the Winnipeg Public Service be directed to continue the narrow lot pilot project, concluding upon the completion of the Zoning By-law rewrite project, at which time recommendations shall be made on whether this type of lot size should be permitted outright within the Zoning By-law.

2. That the narrow lot pilot project shall adhere to the following parameters:

   A. That the term 'narrow lots' for this purpose refers to lots zoned for single family residential with lot widths as low as 20 feet and lot areas as low as 2,000 square feet.

   B. That the pilot project applies to narrow and small lots in greenfield areas within the Sage Creek and Bison Run neighbourhoods only (including Emerging Communities and New Communities as defined in Complete Communities 2.0).

   C. That within the context of the pilot project, the City of Winnipeg will consider supporting variances for this type of development within greenfield areas.

   D. That narrow/small lots will require access from a paved public rear lane.

   E. That variances to other dimensional standards within Table 5-2 of the City of Winnipeg Zoning By-law may be considered on a case-by-case basis.

3. That the Proper Officers of the City be authorized to do all thing necessary to implement the intent of the foregoing.

Agenda – Council – June 25, 2026

Report – Standing Policy Committee on Property and Development – June 11, 2026

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On June 16, 2026, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On June 11, 2026, the Standing Policy Committee on Community Services passed the following motion:

WHEREAS the City has concluded its first pilot project for establishing narrow lots in the Sage Creek neighbourhood of 20 and 21 feet with lot areas of 2,000 and 2,100 square feet respectively;

AND WHEREAS the proponents of the project and the City Planning Department have considered the project to be progressing favourably overall and are interested in pursuing similar developments in other greenfield neighbourhoods;

AND WHEREAS these single family residential lots will require variances and are subject to public postings;

THEREFORE BE IT RESOLVED that the following be recommended to the Executive Policy Committee and Council:

1. That the Winnipeg Public Service be directed to continue the narrow lot pilot project, concluding upon the completion of the Zoning By-law rewrite project, at which time recommendations shall be made on whether this type of lot size should be permitted outright within the Zoning By-law.

2. That the narrow lot pilot project shall adhere to the following parameters:

    A. That the term ‘narrow lots’ for this purpose refers to lots zoned for single family residential with lot widths as low as 20 feet and lot areas as low as 2,000 square feet.

    B. That the pilot project applies to narrow and small lots in greenfield areas within the Sage Creek and Bison Run neighbourhoods only (including Emerging Communities and New Communities as defined in Complete Communities 2.0).

Report – Standing Policy Committee on Property and Development – June 11, 2026

DECISION MAKING HISTORY (continued):

STANDING COMMITTEE RECOMMENDATION (continued):

C. That within the context of the pilot project, the City of Winnipeg will consider supporting variances for this type of development within greenfield areas.

D. That narrow/small lots will require access from a paved public rear lane.

E. That variances to other dimensional standards within Table 5-2 of the City of Winnipeg Zoning By-law may be considered on a case-by-case basis.

and submitted the matter to the Executive Policy Committee and Council.

D. Clark, Senior Planner, Planning, Property and Development Department, provided a verbal report on the matter.

COUNCIL DECISION:

On June 11, 2025, Council concurred in the recommendation of the Standing Policy Committee on Property and Development and adopted the following:

1. That the Winnipeg Public Service be directed to conduct a pilot project of supporting variances to allow the establishment of narrow lots within the Sage Creek neighbourhood which adheres to the following parameters:

   A. That the term ‘narrow lots’ for this purpose refers to lots zoned for single family residential with lot widths as low as 20 feet and lot areas as low as 2,000 square feet.

   B. That the pilot project apply to narrow and small lots in greenfield areas within the Sage Creek neighbourhood only (including Emerging Communities and New Communities as defined in Complete Communities 2.0)

   C. That within the context of the pilot project, the City of Winnipeg will consider supporting variances for this type of development within greenfield areas

   D. That narrow/small lots will require access from a paved public rear lane

Report – Standing Policy Committee on Property and Development – June 11, 2026

DECISION MAKING HISTORY (continued):

COUNCIL DECISION (continued):

E. That variances to other dimensional standards within Table 5-2 of the City of Winnipeg Zoning By-law may be considered on a case-by-case basis.

F. That only one application shall be supported within the timeframe of the pilot project

G. That the pilot project will terminate after 12 months, or upon completion of construction of the site.

2. That a verbal report be provided to the Standing Committee within one year, or upon completion of construction, whichever is first, with recommendations on whether to proceed with future Zoning By-law amendments and/or rules within new secondary plans that would allow narrow lots to be developed in Greenfield areas under a defined approval framework.

3. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.